

Robert Broder, AIA
Robert Skolnick
Ingrid Carls
Helen Robertson

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Edward Hand, *alternate*
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Justin Boucher, *alternate*



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**169 GROVE STREET
LARGE HOUSE REVIEW
DRB: 02-08L**

DESIGN REVIEW RECORD FINDINGS

August 16, 2008

The Board hereby certifies that the following is a complete record of the Design Review process regarding the application by Dean Behrend (the applicant) for findings by the Design Review Board (DRB) relative to the proposed Large House Review for a proposed dwelling to be located at 169 Grove Street within the Single Residence 10,000 square foot District.

Mr. Behrend came before the Board for review of a proposed dwelling at 169 Grove Street on March 12 and June 11, 2008. The Board recommended the site be enhanced by a smaller house at 169 Grove Street or could be enhanced by creating a common driveway off of the easement. The major concerns raised were centered on circulation, impervious cover, and the appearance of reduced setbacks as a result of the easement to the Friends Meeting House. The Board also felt the dual stockade fences on the Friends' driveway easement, combined with the scale of the house contributed to the feeling that a "wall" was being proposed in direct view of the backyards of the Ingraham Street abutters.

Mr. Behrend returned to the Board with revisions to the design for the proposed house at 169 Grove Street on August 13, 2008. Present for the DRB were Robert Broder, Chair, Ingrid Carls, and Justin Boucher. The property is in a 10,000 square foot zoning district and triggered the Large House Review with a proposed TLAG of 5,918 sf. The new TLAG is 4936 sf. The threshold for a SRD 10 is 3,600 sf.

Mr. Behrend stated the proposed home is a Shingle Style center entrance Colonial with a three car garage. Mr. Behrend noted the lot is over sized for the district and has 15,480 square feet. Mr. Behrend indicated an existing easement that runs from Grove Street to the Friends Meeting House that crosses both 169 Grove Street and 30 Benvenue Street. He is proposing to move the easement to the western property line. The easement would remain at the same grade on the 169 Grove Street lot, but would require the relocation of an existing fence, and the removal of several trees along the western property line.

REVISIONS:

Mr. Behrend gave a brief presentation stating he had tried to reduce the scale of the structure with the addition of shingles to the gables of the third story to create a texture variation with the

clapboard on the remainder of the house. Mr. Behrend also added bracketing that runs along the soffit of the roofline on the front and sides of the front portion of the dwelling. The major change in the design was a reduction in the height of the garage. Mr. Behrend altered the pitch of the roof to resemble a saltbox style with the lower edge facing the abutters. Additional overhangs, crown molding, and roofing over a boxed bay were added along the right side elevation to create visual breaks in the massing facing the abutting properties.

THE BOARD SUBMITS TO THE PLANNING BOARD THE FOLLOWING COMMENTS:

Building Design and Scale: Mr. Broder felt the revisions in the design made the garage an independent feature of the dwelling and did work somewhat to break up the massing. Mr. Broder felt the continual change in rooflines makes the structure appear to keep with the Yankee tradition of adding on to a main structure piece by piece. Mr. Behrend stated the total square footage of the structure has been reduced by 15%.

Ms. Carls stated she felt the front elevation still appeared tall. Mr. Behrend stated the height of the dwelling is 34 feet in the front, 28 feet in the middle, and 22 feet in the rear, with the saltbox roof 8 feet from the ground.

The Board took some questions from abutters after explaining the role of the Design Review Board in the Large House Review process. Mr. Broder noted the Board issues an opinion to the Planning Board on mass, scale, and aesthetics. He noted the Board previously felt the design for the 169 Grove Street structure was too large. He stated he felt the house is still too large but from an aesthetic standpoint is a substantial improvement from the first design. Mr. Broder noted the articulation of the New England Style, the changes in the three ridgelines, with more graduation in the height.

Mr. Kenneth Oye an abutter noted the Board's review is centered on aesthetics and safety issues. He questioned the safety of placing four houses on the lots. Mr. Broder stated the Design Review Board had no control over the creation of lots.

Mr. Behrend stated he looked at the lot coverage for the abutting properties and noted the abutters on Ingraham all exceeded his lot coverage.

Ms. Prue Haye, an Ingraham abutter, noted the 3,600 square foot TLAG for the Single Residence District 10,000 and felt the house was simply too large. Ms. Haye stated the proposed structure would impact the entire neighborhood. Mr. Behrend stated the previous design was approximately 5,800 square feet and the current proposal is just under 5,000 square feet.

Landscaping: The Board questioned the fencing for the easement. Mr. Behrend stated a standard stockade fence would be installed. Mr. Broder felt the dual fences still would cause an alley effect. He questioned if Mr. Behrend could reduce the fence's height along the 169 Grove Street side of the property. Ms. Carls asked if natural elements could be used for fencing materials. Mr. Behrend stated there is currently a 6 foot fence along the property line. For safety reasons, Mr. Behrend felt the stockade fence along the 169 Grove Street would be better. Ms. Carls recommended a 4 foot mesh fence with plantings to try and visually enhance the area.

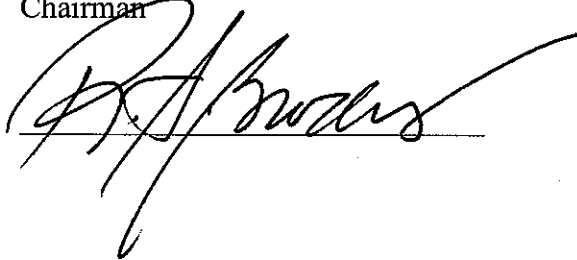
Mrs. Tarantino, an Ingraham abutter noted the row of trees along the easement that are on Mr. Behrend's property. She stated the proposal would remove all of the trees and would reduce the screening from the abutter's properties.

Circulation: Ms. Wendye Ross, an abutter and resident of the Friends Meeting House stated she was concerned over the narrowness and location of the easement. She noted the frequent use of the easement and that the width would not allow cars to pass each other. A car would have to reverse out of the easement. Mr. Broder stated he did not know all of the facts, but felt it was not necessary to make the easement two way. He noted a one-way easement would still accomplish the goal of passage. Mr. Broder also noted the current gate to the Friends property is only 10 feet wide and does not accommodate two-way travel.

Open Space: Ms. Carls noted in addition to concerns over the fences, she had continued concerns over the amount of impervious cover on site. Mr. Behrend noted by repitching the area, the impervious cover of the easement has been reduced and a new berm would help to improve the drainage of the site.

Recommendation: The Board after discussion felt the proposed dwelling was still too large, even though there had been improvements in the architecture of the structure that work somewhat to break up the scale and mass. The Board has major concerns over the "alley" effect the dual fences would create along the easement, specially given the long narrowness of the site. It also suggested the possibility of using a low security fence along the "inboard" side of the easement to create more open space while meeting safety concerns. The Board felt the amount of impervious cover in the form of driveways on the site could be reduced. The Board also feels attempts should be made to retain as many trees as possible along the Ingraham properties to add screening for the abutters.

Robert A. Broder, AIA,
Chairman

A handwritten signature in dark ink, appearing to read 'R. A. Broder', written over a horizontal line.

Date: 18 August 2008